

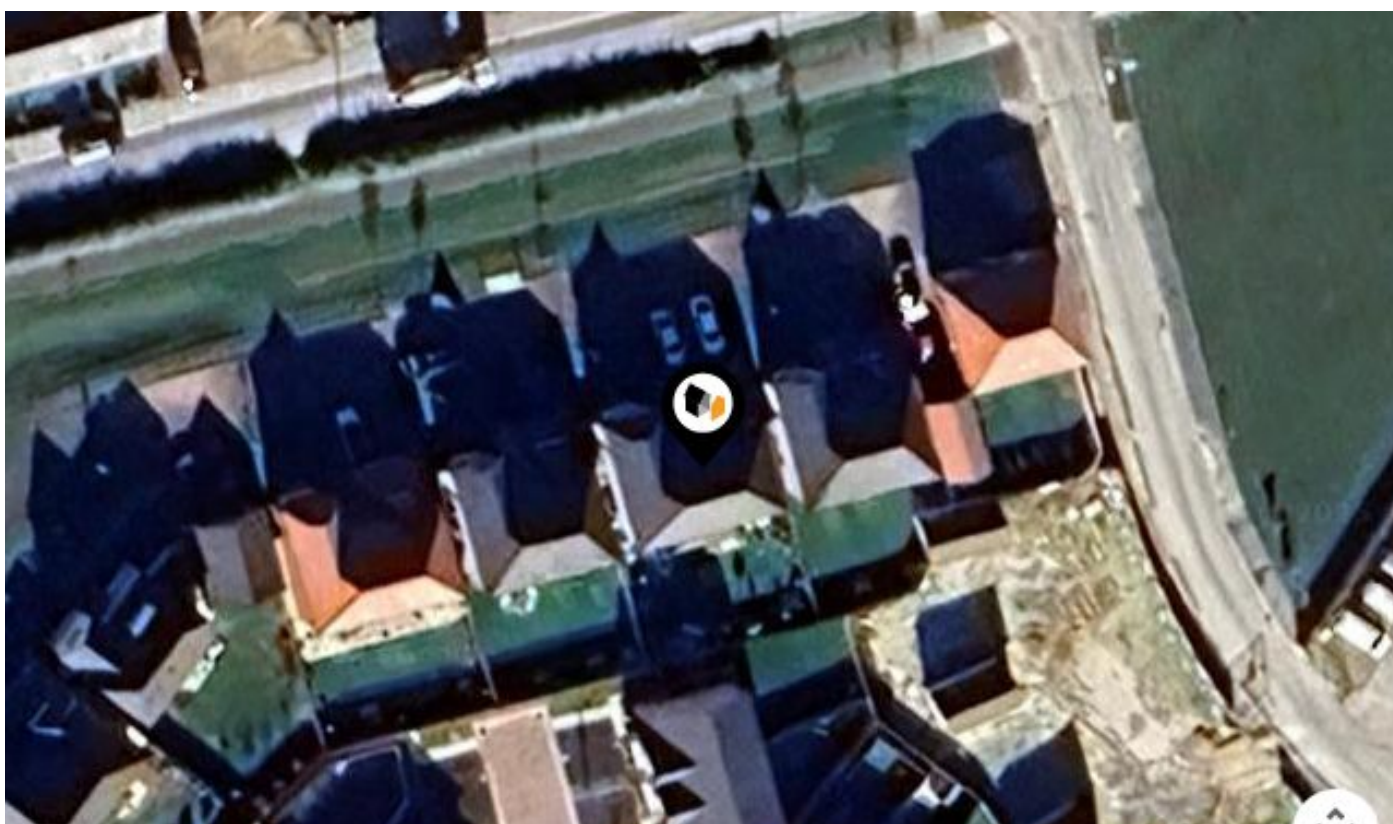


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 22nd September 2025



KIRKHAM DRIVE, SAWSTON, CAMBRIDGE, CB22

Cooke Curtis & Co

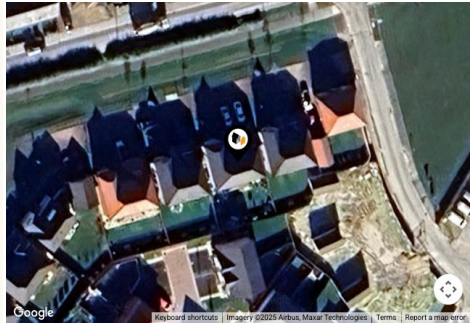
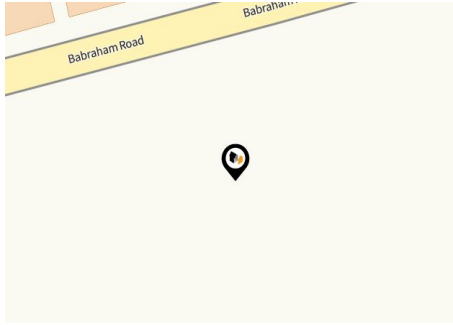
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

jessica@cookecurtis.co.uk

www.cookecurtis.co.uk





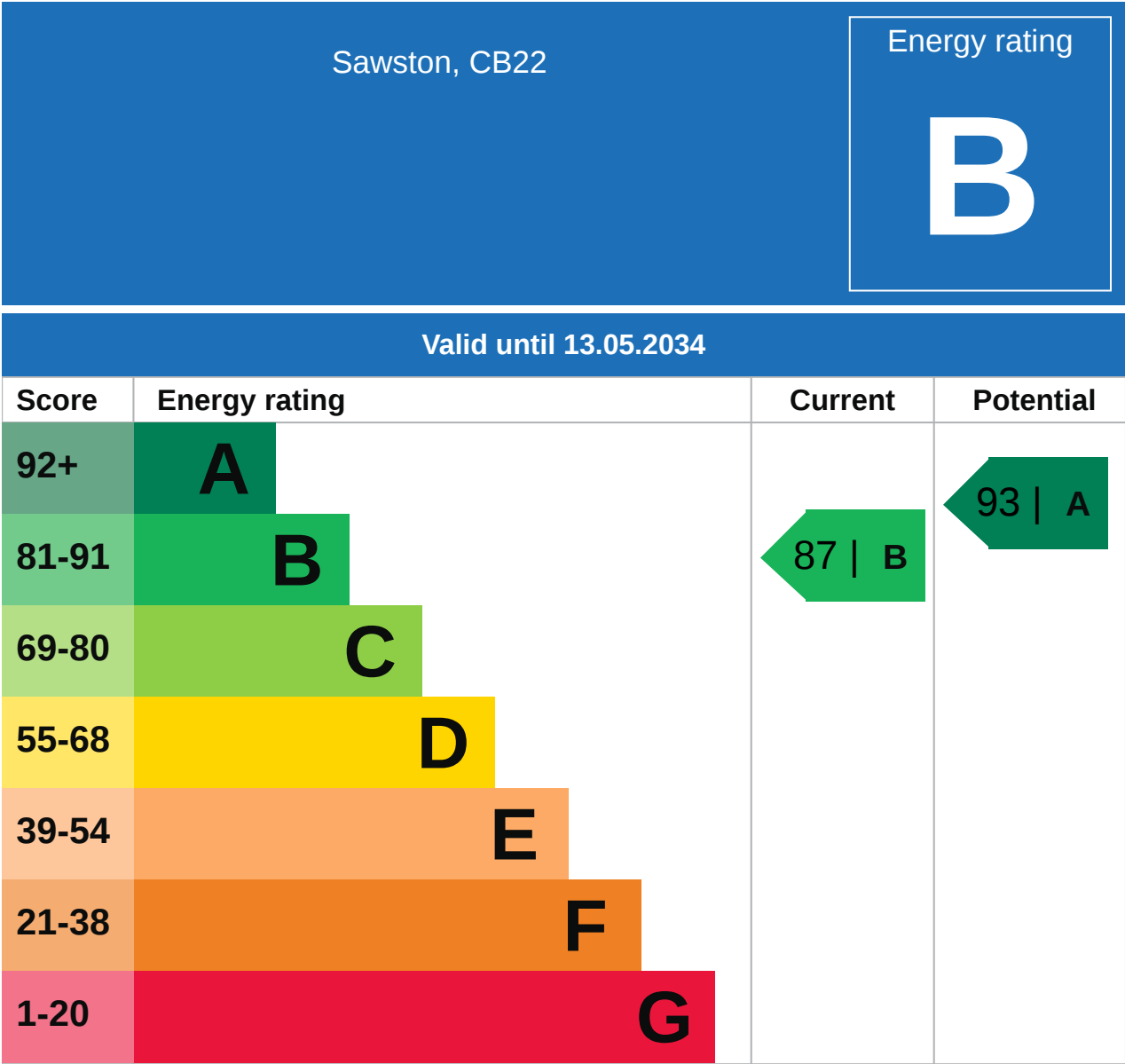
Property

Type:	Detached
Floor Area:	2,002 ft ² / 186 m ²

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very low	13	80	1800
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.23 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Air source heat pump, underfloor, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.13 W/m-Â°K
Total Floor Area:	186 m ²

Other

Maintenace of grass/trees in communal area charges shared by all residents

Electricity Supply

Eon

Central Heating

Air-source heat pump

Water Supply

I.W.N.L

Drainage

I.W.N.L.



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



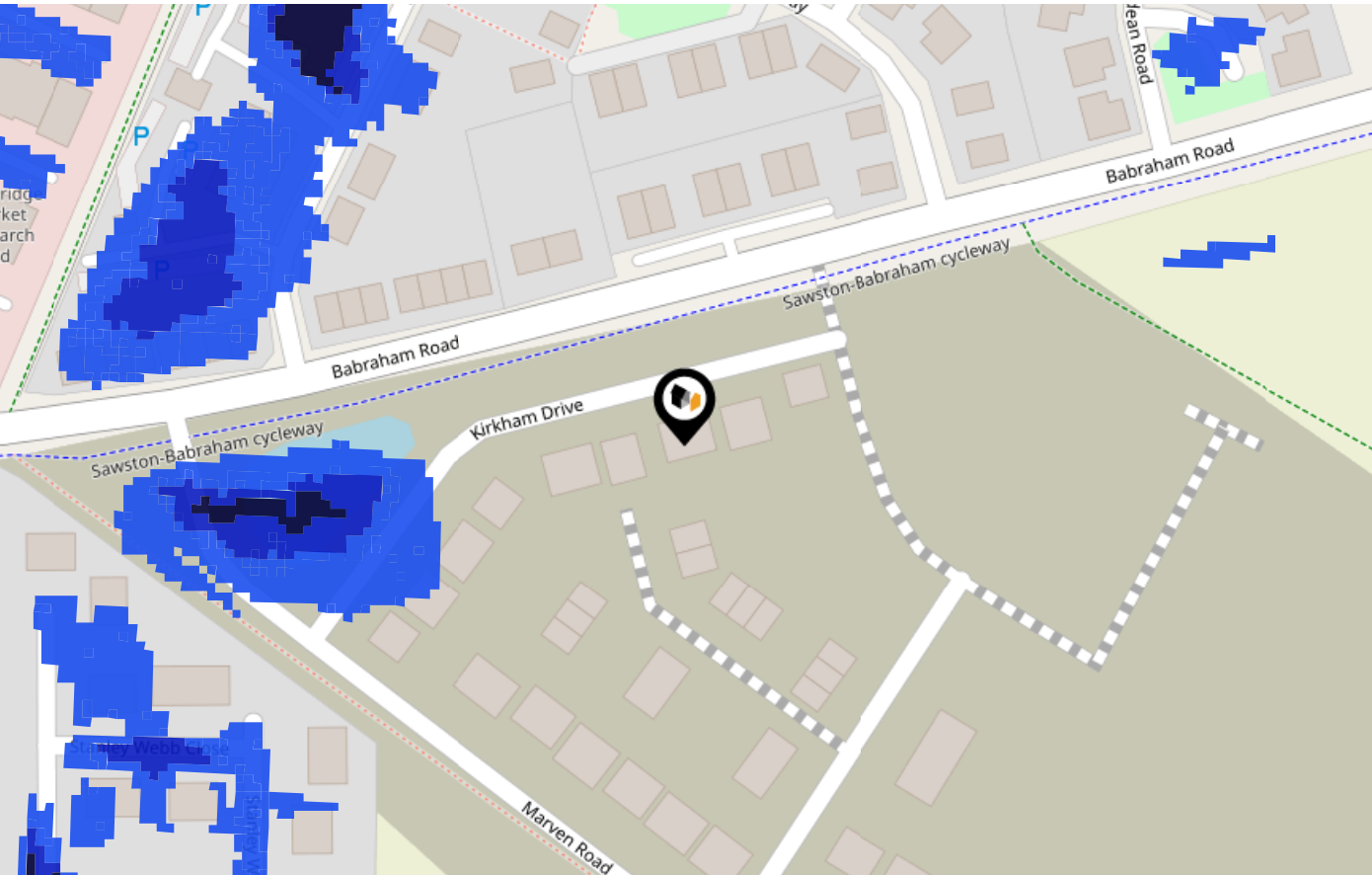
/cookecurtisco

Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

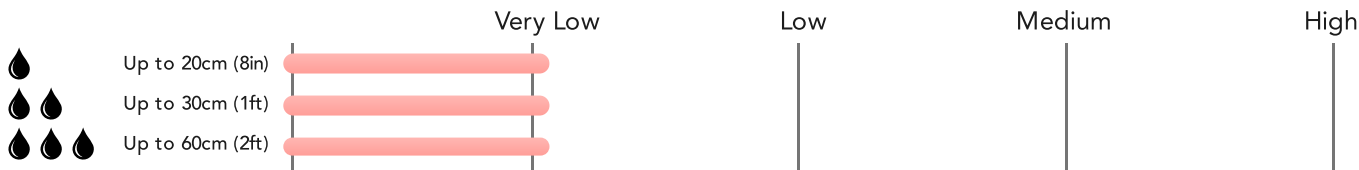


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

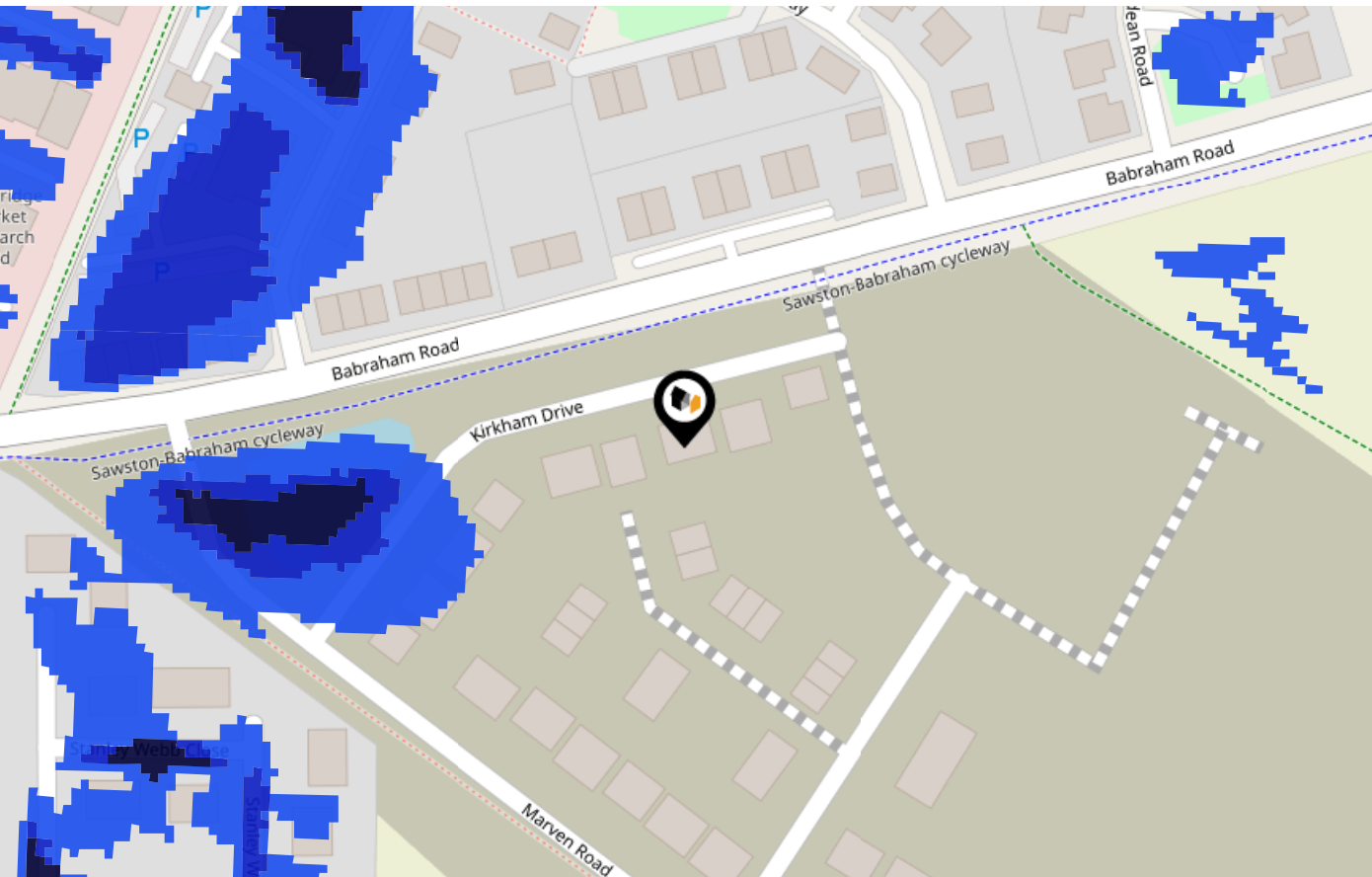


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

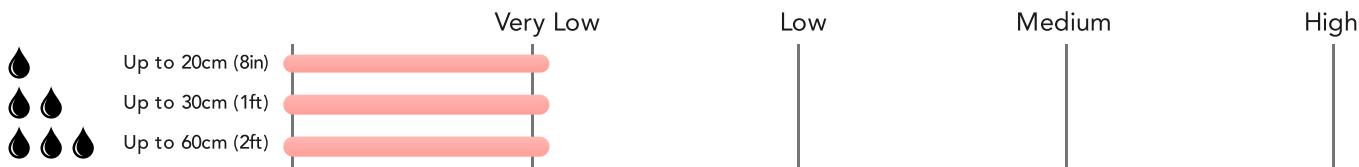


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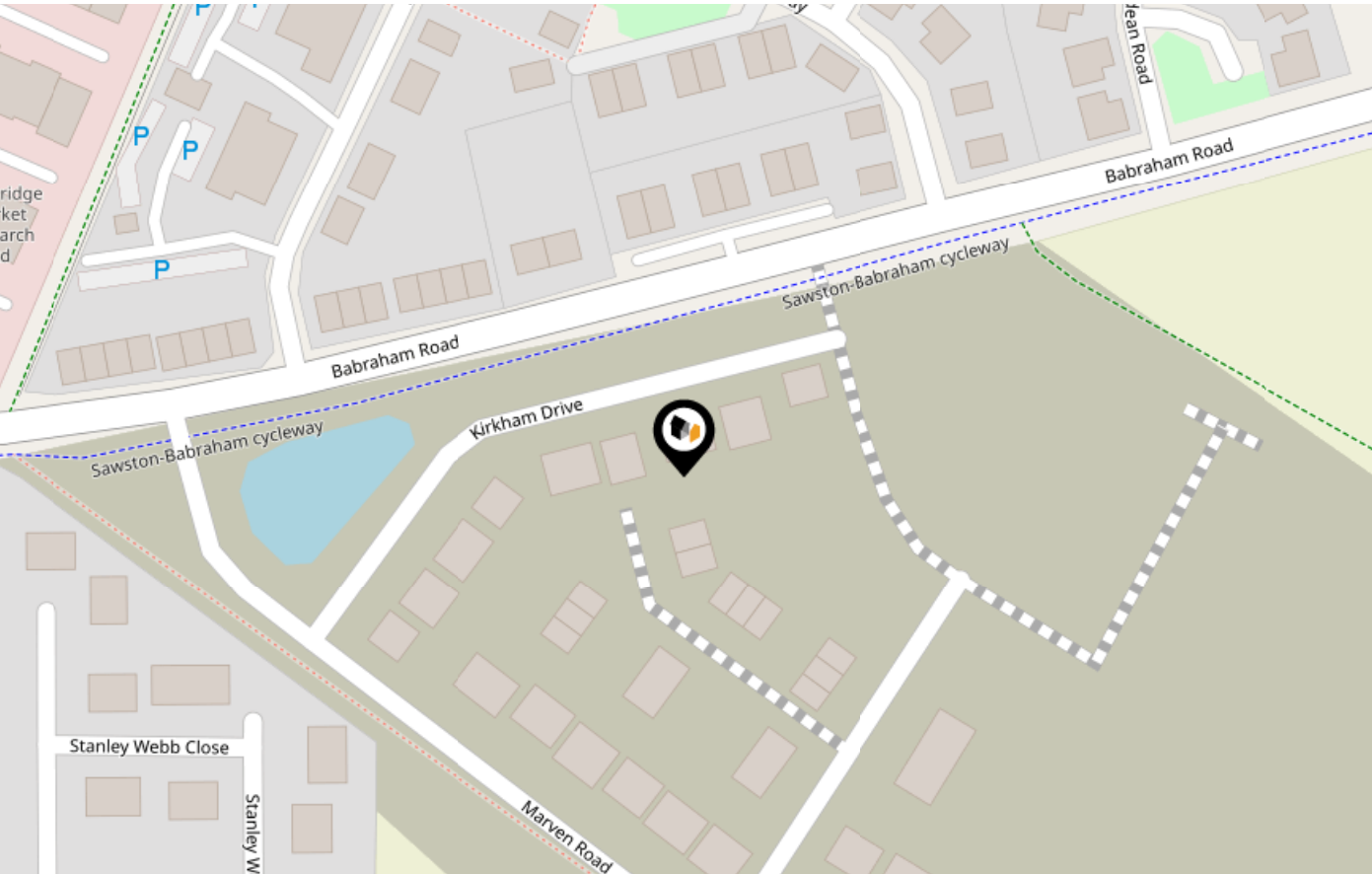


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

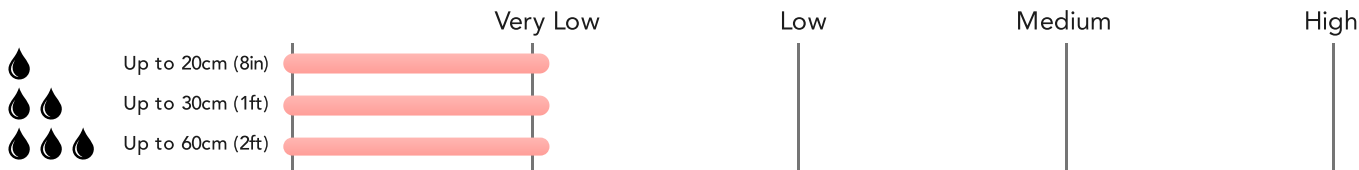


Risk Rating: Very low

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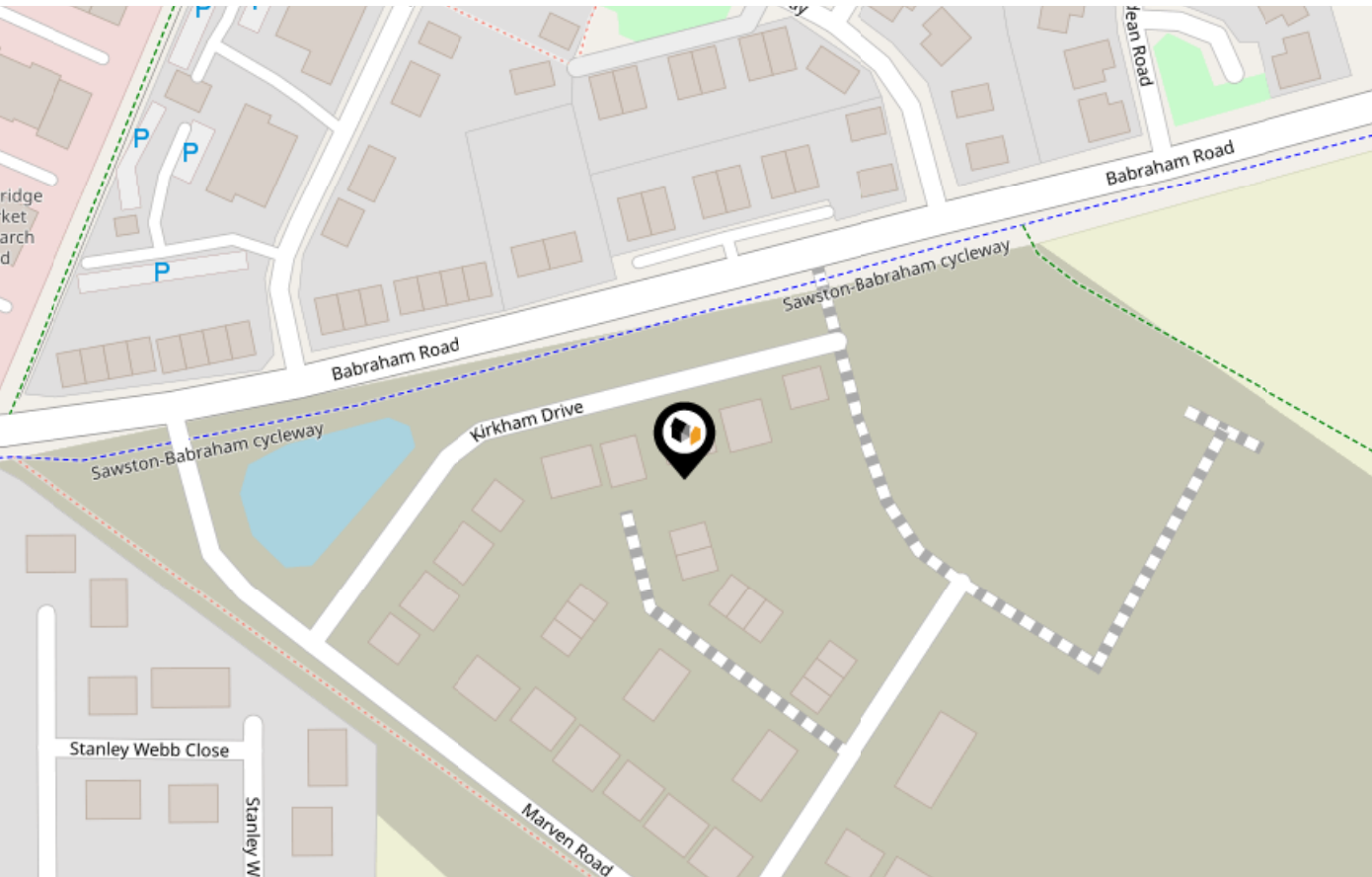


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

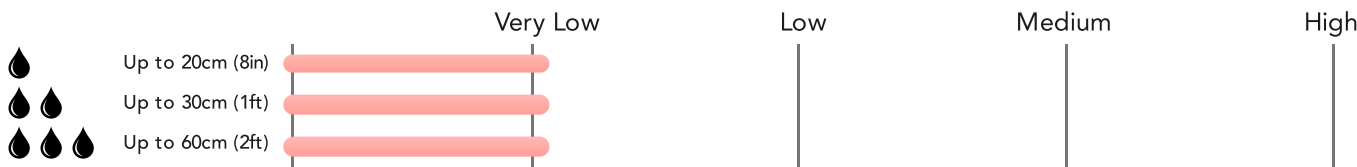


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Chance of flooding to the following depths at this property:



Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Sawston
2	Babraham
3	Pampisford
4	Whittlesford
5	Stapleford
6	Great and Little Abington
7	Great Shelford
8	Duxford
9	Little Shelford
10	Hinxton

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites		
1	Home Farm-Babraham, Cambridge	Historic Landfill
2	Sindalls-Sawston	Historic Landfill
3	Eastern County Leather-Sawston	Historic Landfill
4	Home Farm-Babraham	Historic Landfill
5	Home Farm-Babraham	Historic Landfill
6	Shelford Tip-Shelford	Historic Landfill
7	Home Farm-Babraham	Historic Landfill
8	Home Farm-Babraham	Historic Landfill
9	Land off Station Road West-Station Road, Whittlesford	Historic Landfill
10	North Hinxton Landfill-Hinxton, Cambridgeshire	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



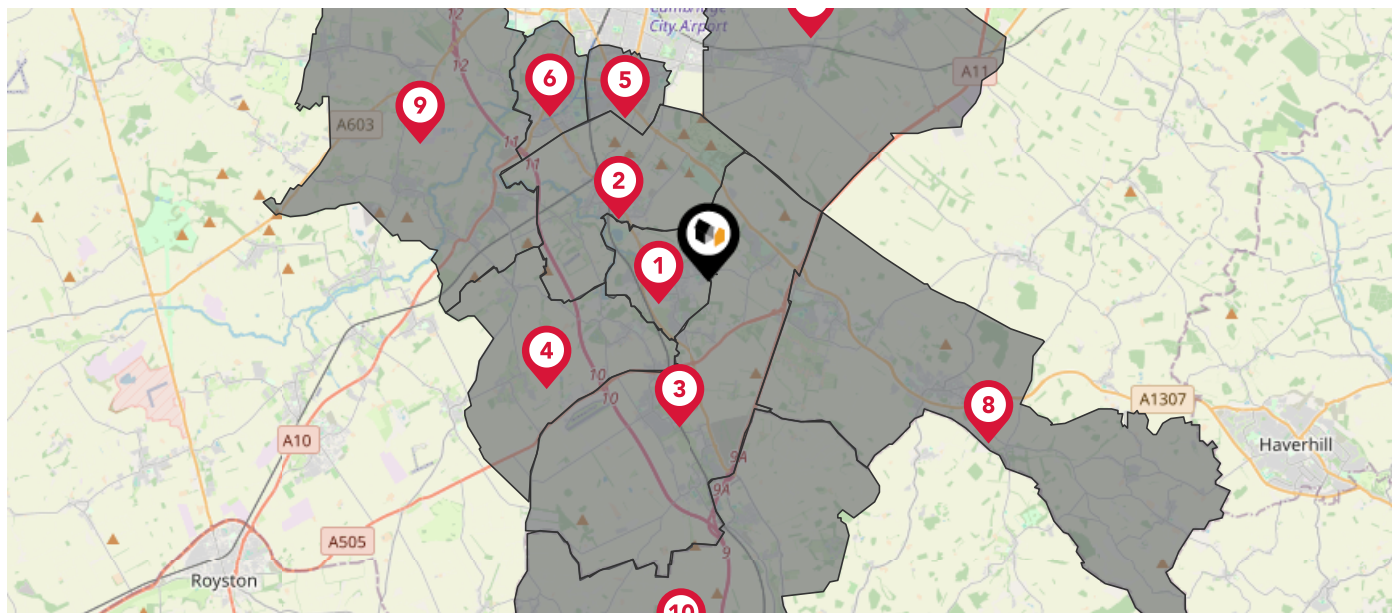
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500

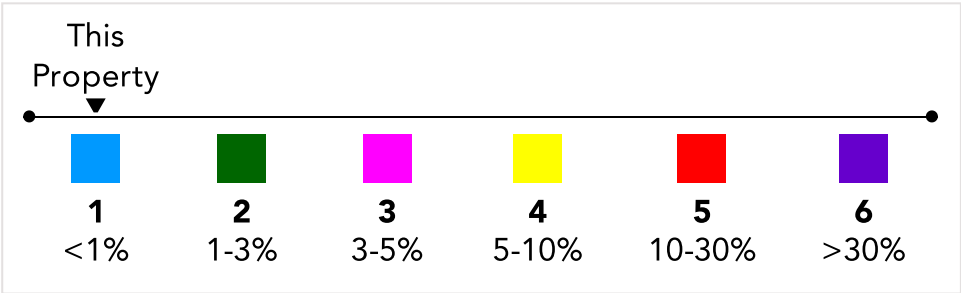
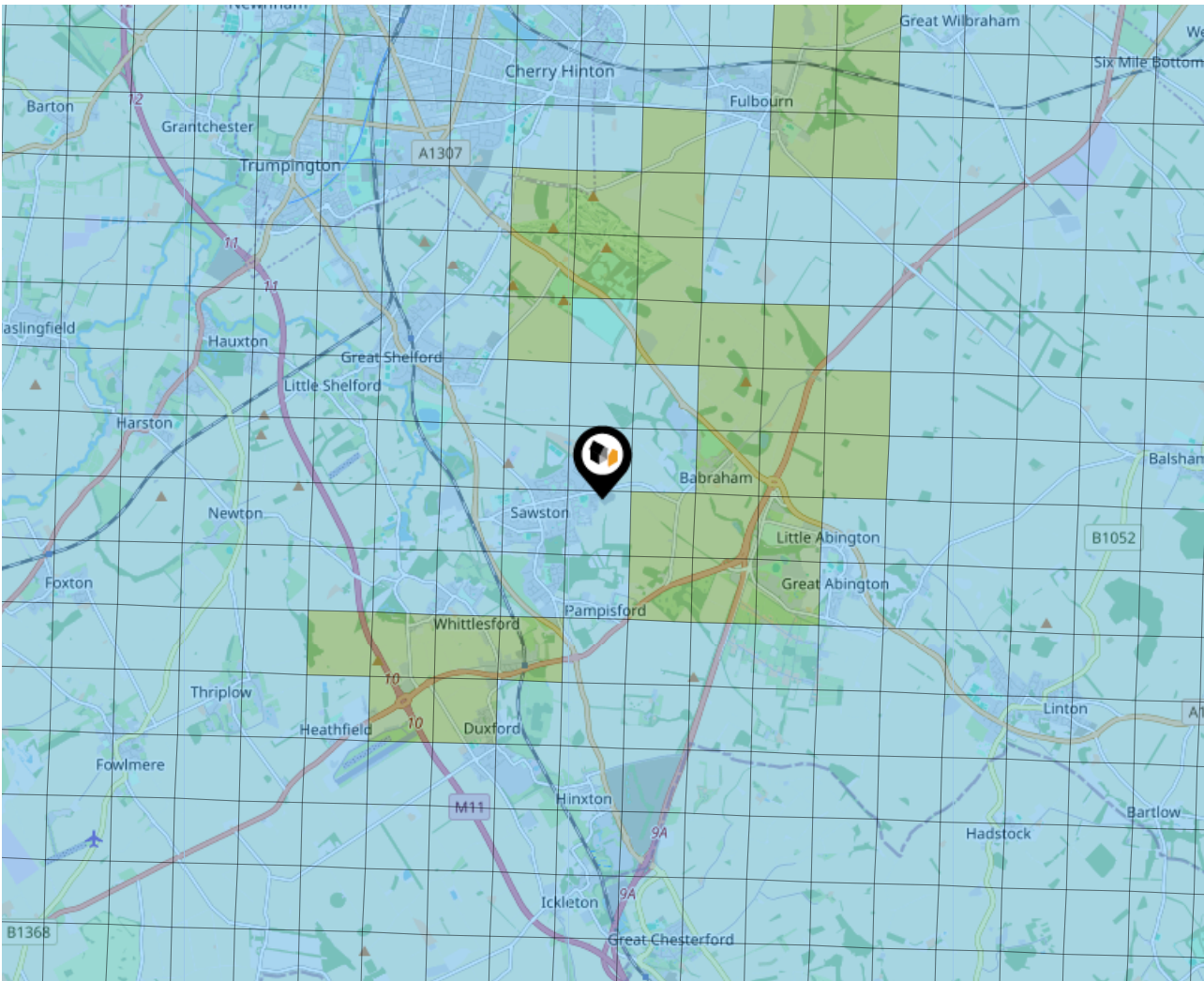


Nearby Council Wards

- | | |
|----|---|
| 1 | Sawston Ward |
| 2 | Shelford Ward |
| 3 | Duxford Ward |
| 4 | Whittlesford Ward |
| 5 | Queen Edith's Ward |
| 6 | Trumpington Ward |
| 7 | Fen Ditton & Fulbourn Ward |
| 8 | Linton Ward |
| 9 | Harston & Comberton Ward |
| 10 | Littlebury, Chesterford & Wenden Lofts Ward |

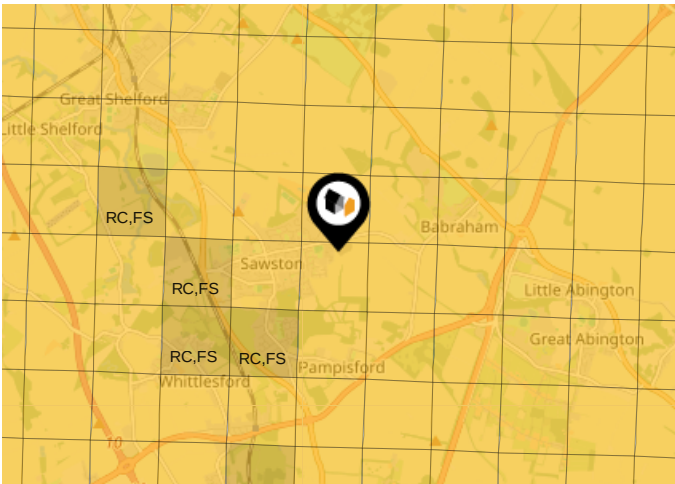
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE

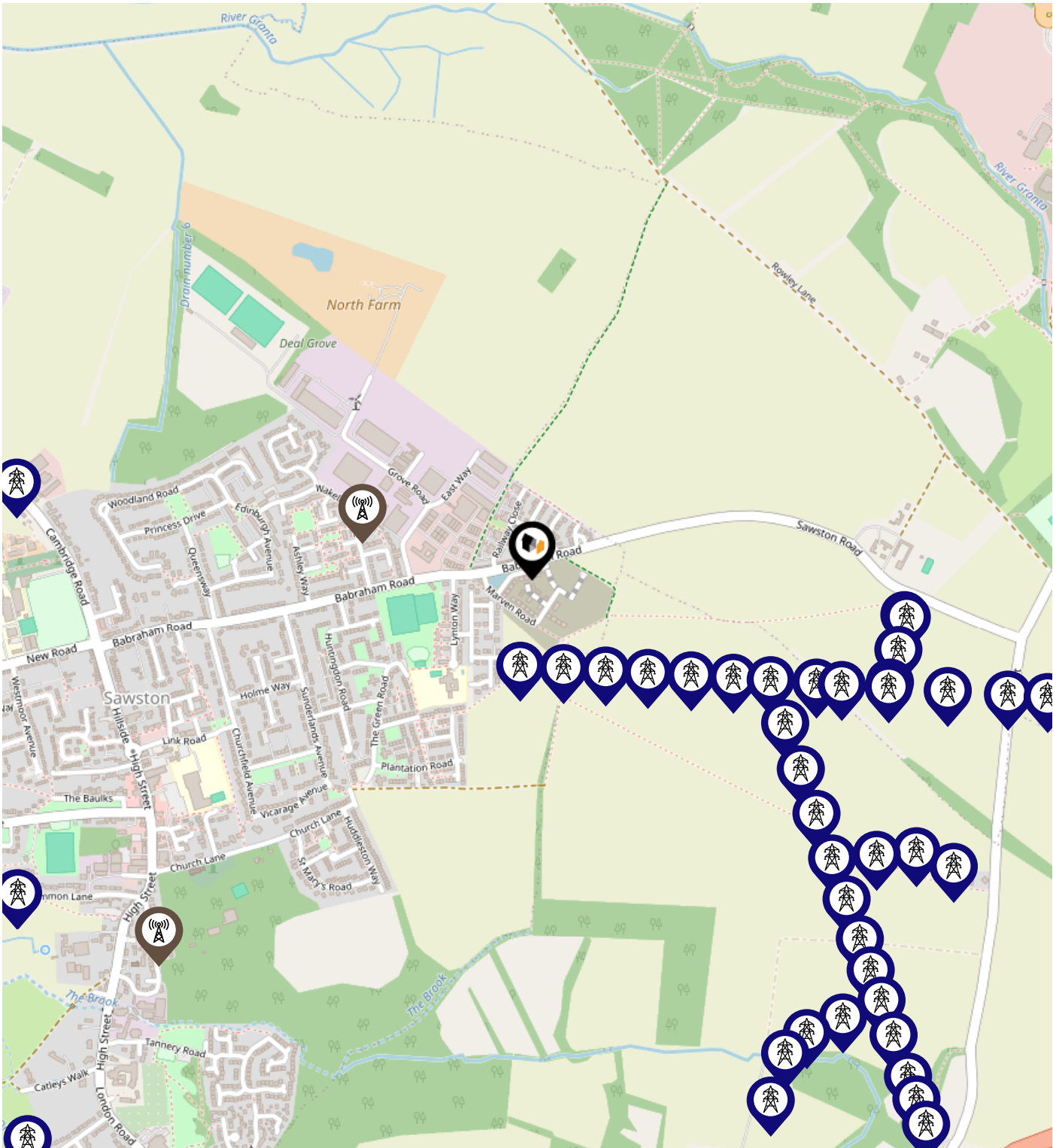


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Local Area

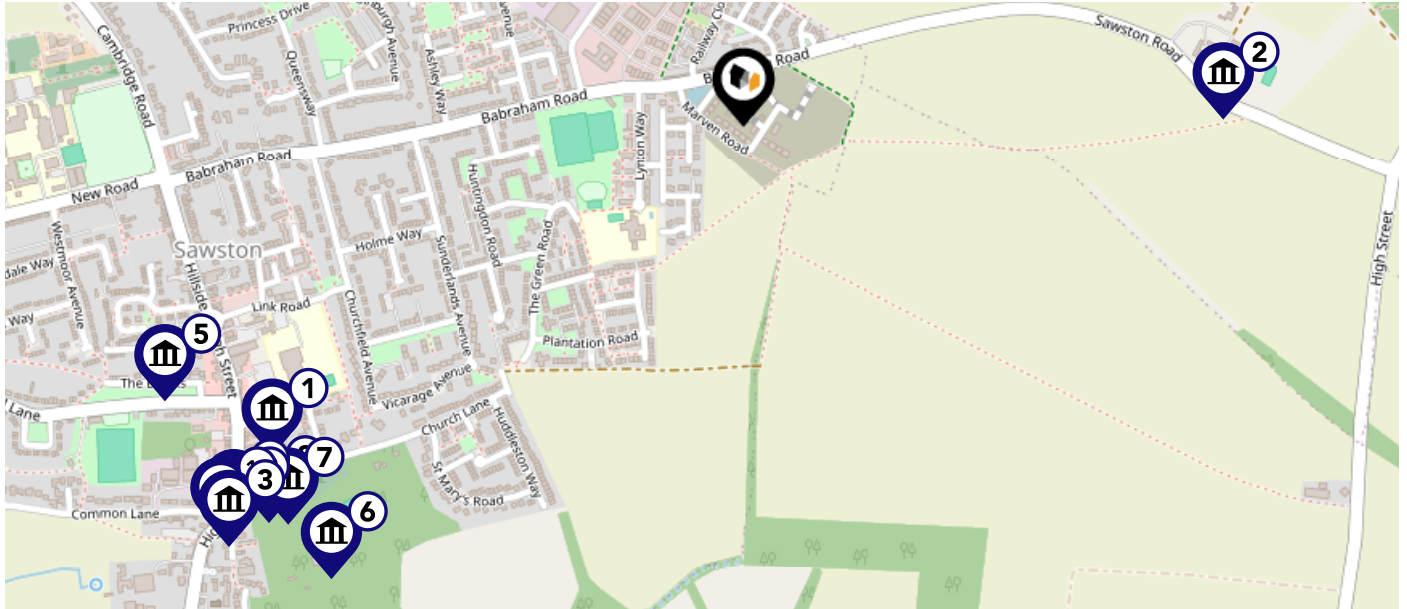
Masts & Pylons



Key:

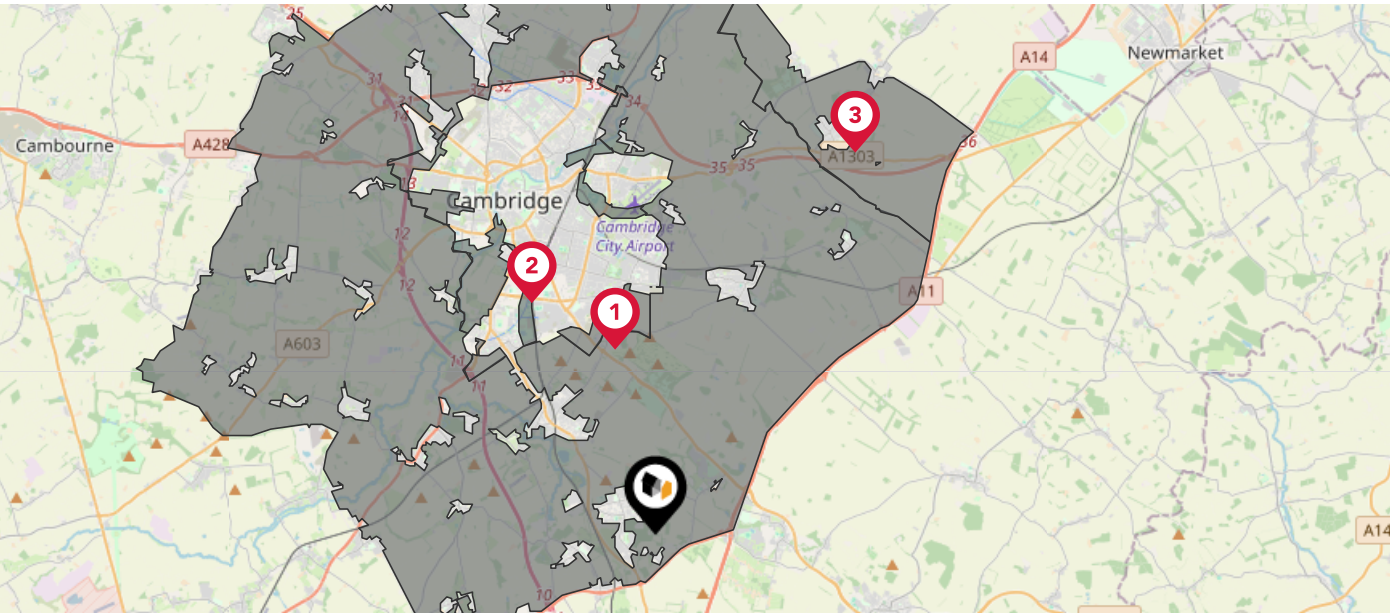
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

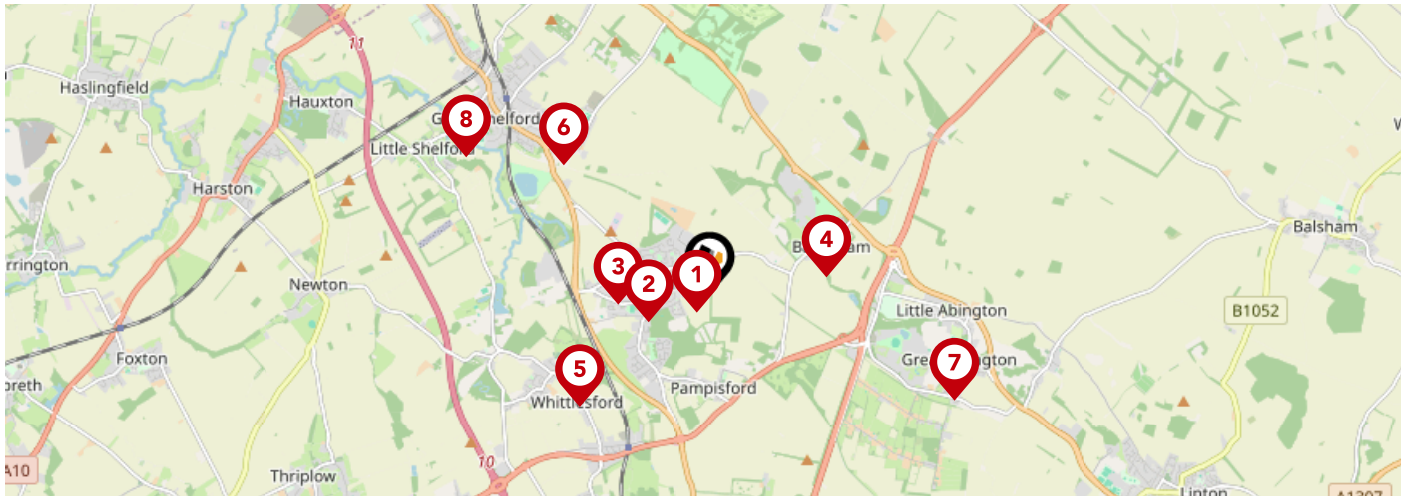


Listed Buildings in the local district		Grade	Distance
	1128041 - 1, 3 And 5, Orchard Lane	Grade II	0.6 miles
	1331134 - Church Farmhouse	Grade II	0.6 miles
	1128029 - Ward's House	Grade II	0.7 miles
	1330982 - War Memorial (at Junction With Church Lane)	Grade II	0.7 miles
	1165362 - Dovecot John Faulker Primary School	Grade II	0.7 miles
	1330979 - Sawston Hall	Grade I	0.7 miles
	1128065 - Parish Church Of St Mary	Grade I	0.7 miles
	1128025 - Gate Piers To Sawston Hall	Grade II	0.7 miles
	1235709 - Telephone Kiosk Near Sawston Hall	Grade II	0.7 miles
	1330986 - 84, High Street	Grade II	0.7 miles

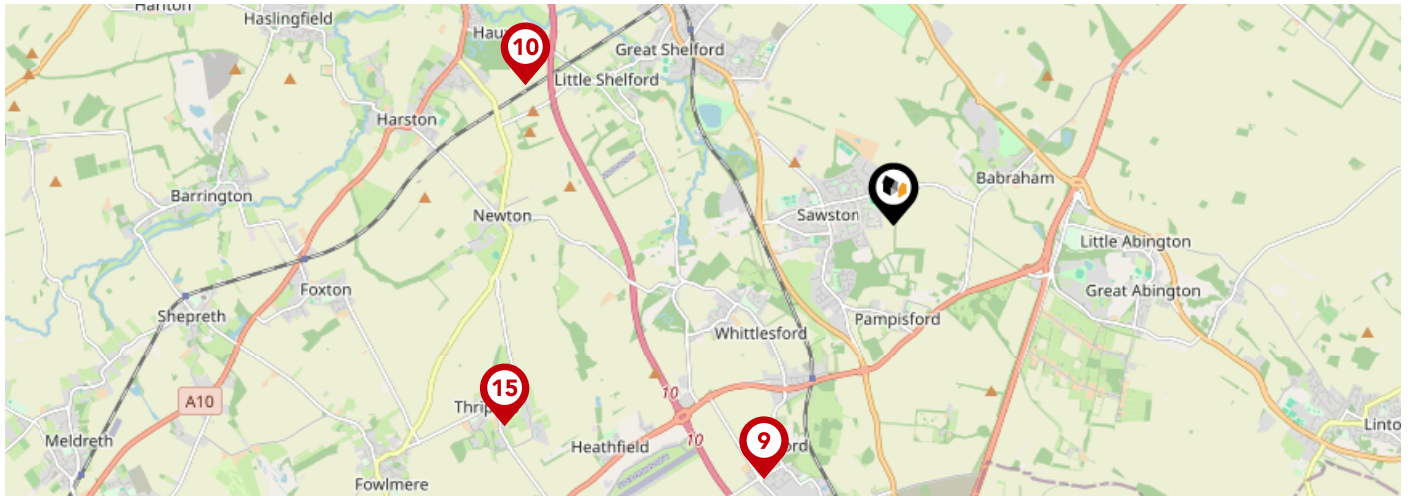
This map displays nearby areas that have been designated as Green Belt...



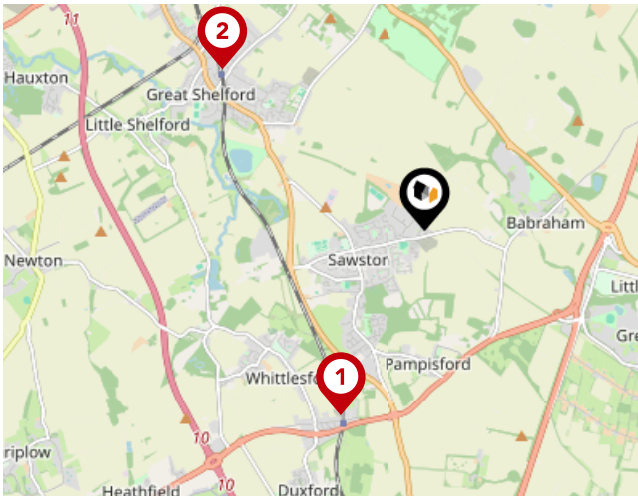
Nearby Green Belt Land	
1	Cambridge Green Belt - Cambridge
2	Cambridge Green Belt - South Cambridgeshire
3	Cambridge Green Belt - East Cambridgeshire



		Nursery	Primary	Secondary	College	Private
1	The Icknield Primary School Ofsted Rating: Good Pupils: 200 Distance:0.2	☐	☒	☐	☐	☐
2	The Bellbird Primary School Ofsted Rating: Good Pupils: 415 Distance:0.61	☐	☒	☐	☐	☐
3	Sawston Village College Ofsted Rating: Good Pupils: 1162 Distance:0.84	☐	☐	☒	☐	☐
4	Babraham CofE (VC) Primary School Ofsted Rating: Outstanding Pupils: 91 Distance:1.07	☐	☒	☐	☐	☐
5	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 186 Distance:1.56	☐	☒	☐	☐	☐
6	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance:1.77	☐	☒	☐	☐	☐
7	Great Abington Primary School Ofsted Rating: Good Pupils: 133 Distance:2.43	☐	☒	☐	☐	☐
8	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance:2.55	☐	☒	☐	☐	☐

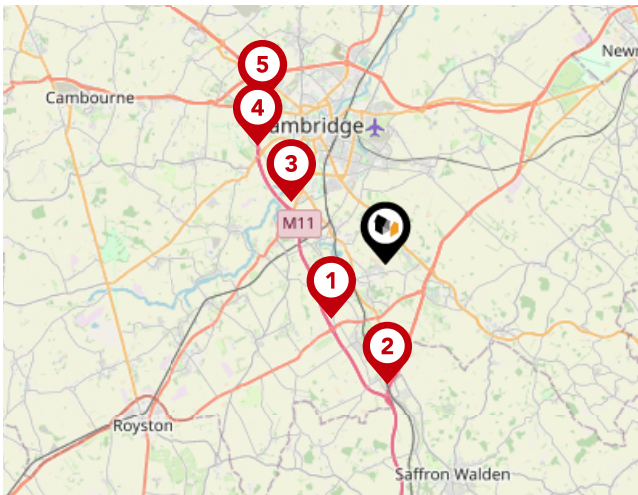


		Nursery	Primary	Secondary	College	Private
	Duxford Church of England Community Primary School Ofsted Rating: Good Pupils: 172 Distance:2.6	☐	☒	☐	☐	☐
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance:3.6	☐	☒	☐	☐	☐
	The Netherhall School Ofsted Rating: Good Pupils: 1229 Distance:3.74	☐	☐	☒	☐	☐
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance:3.92	☐	☒	☐	☐	☐
	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:3.93	☐	☒	☐	☐	☐
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:3.97	☒	☐	☐	☐	☐
	Thriplow CofE Primary School Ofsted Rating: Good Pupils: 102 Distance:3.99	☐	☒	☐	☐	☐
	Fulbourn Primary School Ofsted Rating: Good Pupils: 267 Distance:3.99	☐	☒	☐	☐	☐



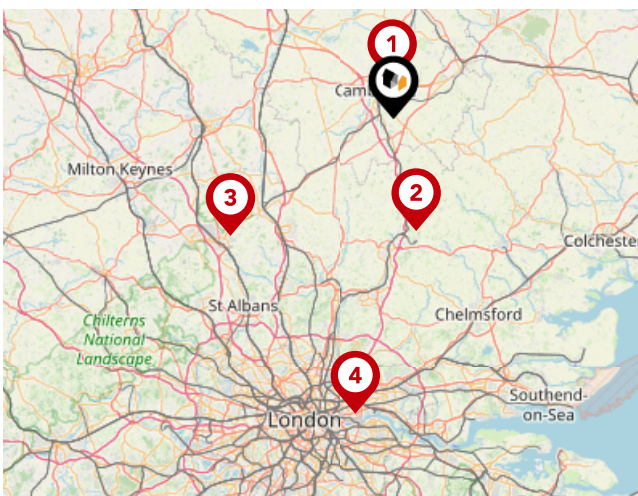
National Rail Stations

Pin	Name	Distance
	Whittlesford Parkway Rail Station	1.85 miles
	Shelford (Cambs) Rail Station	2.35 miles
	Great Chesterford Rail Station	4.71 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J10	2.8 miles
	M11 J9	4.4 miles
	M11 J11	4.07 miles
	M11 J12	6.3 miles
	M11 J13	7.36 miles

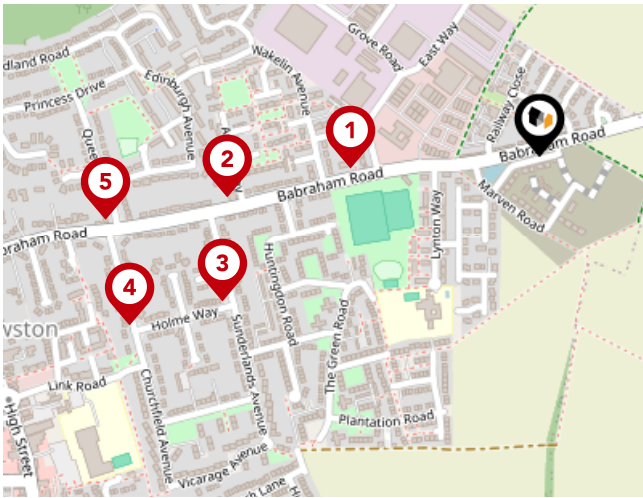


Airports/Helipads

Pin	Name	Distance
	Cambridge	5.41 miles
	Stansted Airport	16.74 miles
	Luton Airport	29.41 miles
	Silvertown	43.57 miles

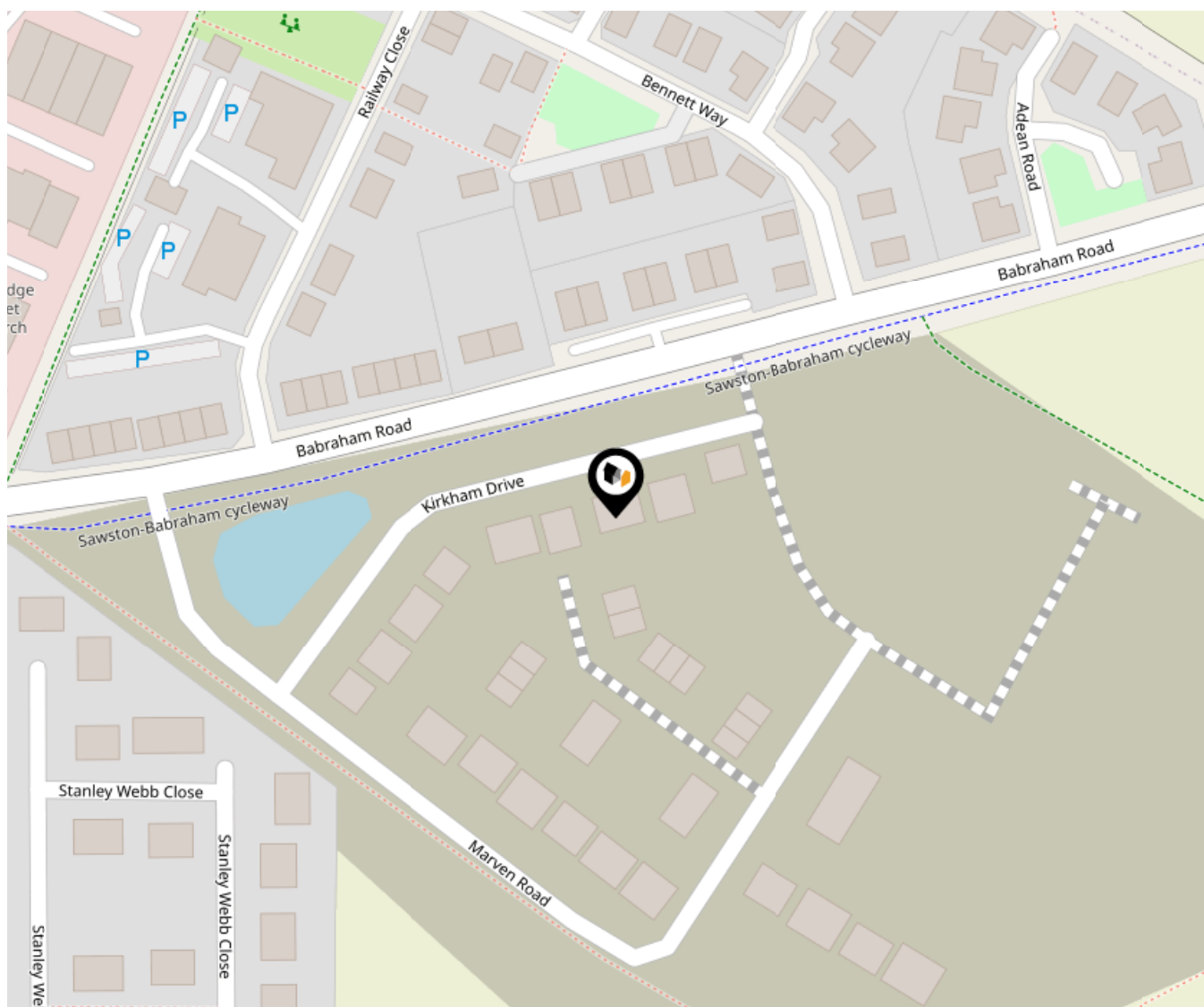
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Grove Road	0.21 miles
2	Ashley Way	0.36 miles
3	Sunderland Avenue	0.4 miles
4	Holme Way	0.5 miles
5	Churchfield Avenue	0.5 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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